CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: April 21, 1992

TO: Robert Brandon
Zoning Administrator

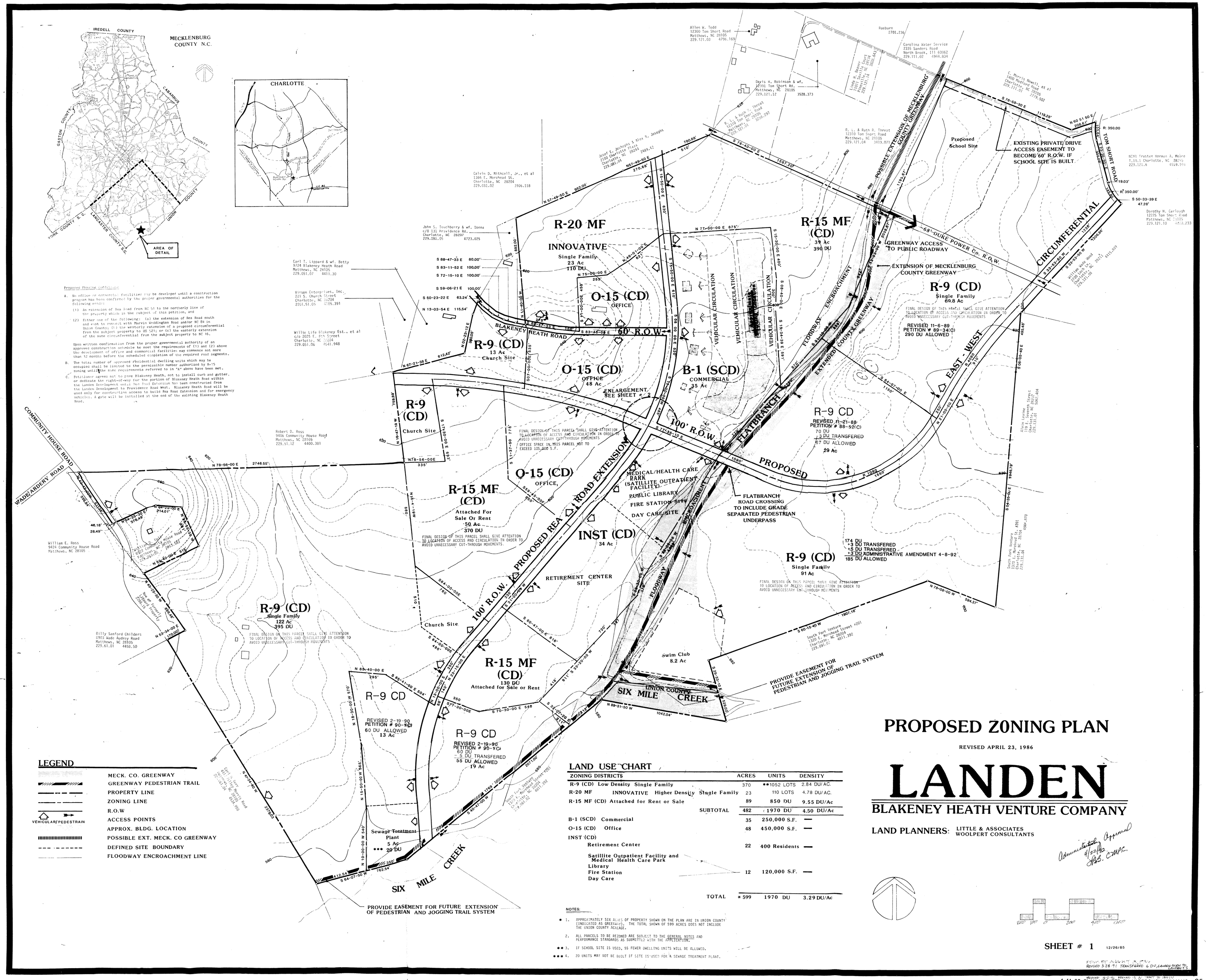
FROM: Curtis W. Crawford, Jr.
Planning Director

SUBJECT: Administrative Approval for Landen, Petition Nos. 86-5(e), 90-1(e), and 89-24(e). Tax Parcel Nos. 229-041-04, 08, 10; 229-091-01, 03, 05; 229-121-04, 05, 09; 229-081-03, and 229-051-07.

Attached is a revised plan of the above mentioned petitions. The developer has requested the transfer of five units from the Crosland tract on the east side of Rea Road (Petition No. 90-1(e)) and the transfer of three units from the Landen Glen site north of Landen Ford Drive and east of Flat Branch Creek (Petition No. 88-52(c)) to the 91 acre tract south of Landen Ford Drive being developed as Hunters Gate. They have also requested an administrative amendment for an additional three units as per Section 6.206(2) of the Mecklenburg County Zoning Ordinance for the 91 acre tract (Petition 86-5(c). The combination of eight transferred units and three additional units would bring the maximum allowable units to 185 for the tract. Please use this plan when evaluating building permit requests.

MRC,jr/LB:mlj

Attachment



Proposed Phasing Certification

A. No office or commercial facilities may be developed until a construction program has been confirmed by the proper governmental authorities for the following roads:

(1) An extension of Rea Road from NC 51 to the northerly line of the property which is the subject of this petition, and

(2) Either one of the following: (a) the extension of Rea Road south and east to connect with Marvin Weddington Road and/or NC 84 in Union County; (b) the westerly extension of a proposed circumferential from the subject property to US 521; or (c) the easterly extension of the same circumferential from the subject property to NC 16.

Upon written confirmation from the proper governmental authority of an approved construction schedule to meet the requirements of (1) and (2) above the development of office and commercial facilities may commence not more than 12 months before the scheduled completion of the required road segments.

B. The total number of approved residential dwelling units which may be occupied shall be limited to the permissible number authorized by R-15 zoning until the same requirements referred to in "A" above have been met.

C. Petitioner agrees not to pave Blakeney Heath, not to install curb and gutter, or dedicate the right-of-way for the portion of Blakeney Heath Road within the Landen Development until the Road Extension has been constructed from the Landen Development to Providence Road West. Blakeney Heath Road will be used only for construction access to build Rea Road Extension and for emergency vehicles. A gate will be installed at the end of the existing Blakeney Heath Road.

LEGEND

- MECK. CO. GREENWAY
- GREENWAY PEDESTRIAN TRAIL
- PROPERTY LINE
- ZONING LINE
- R.O.W
- VEHICULAR/PEDESTRAIN — ACCESS POINTS
- APPROX. BLDG. LOCATION
- POSSIBLE EXT. MECK. CO GREENWAY
- DEFINED SITE BOUNDARY
- FLOODWAY ENCROACHMENT LINE

LAND USE CHART

ZONING DISTRICTS	ACRES	UNITS	DENSITY
R-9 (CD) Low Density Single Family	370	**1052 LOTS	2.84 DU/AC.
R-20 MF INNOVATIVE Higher Density Single Family	23	110 LOTS	4.78 DU/AC.
R-15 MF (CD) Attached for Rent or Sale	89	850 DU	9.55 DU/Ac
SUBTOTAL	482	1970 DU	4.50 DU/Ac
B-1 (SCD) Commercial	35	250,000 S.F.	—
O-15 (CD) Office	48	450,000 S.F.	—
INST (CD)			
Retirement Center	22	400 Residents	—
Satillite Outpatient Facility and Medical Health Care Park Library Fire Station Day Care	12	120,000 S.F.	—
TOTAL	* 599	1970 DU	3.29 DU/Ac

NOTES:

* 1. APPROXIMATELY SIX ACRES OF PROPERTY SHOWN ON THE PLAN ARE IN UNION COUNTY (INDICATED AS GREENWAY). THE TOTAL SHOWN OF 599 ACRES DOES NOT INCLUDE THE UNION COUNTY ACREAGE.

2. ALL PARCELS TO BE REZONED ARE SUBJECT TO THE GENERAL NOTES AND PERFORMANCE STANDARDS AS SUBMITTED WITH THE APPLICATION.

** 3. IF SCHOOL SITE IS USED, 55 FEWER DWELLING UNITS WILL BE ALLOWED.

*** 4. 20 UNITS MAY NOT BE BUILT IF SITE IS USED FOR A SEWAGE TREATMENT PLANT.

PROPOSED ZONING PLAN

REVISED APRIL 23, 1986

LANDEN

BLAKENEY HEATH VENTURE COMPANY

LAND PLANNERS: LITTLE & ASSOCIATES
WOOLPERT CONSULTANTS

Administrative Approval 4/22/92 CBS. CMPC.

SHEET # 1 12/26/85

REVISED 8-2-91 REVISED 11-21-91 REVISED 2-19-90
REVISED 3-28-91 TRANSFERED 6 DU LANDEN GLEN TO HUNTERS GATE

4-14-92 PLAN UPDATED BY YARBROUGH WILLIAMS C5-03